

031.A

0006

0067.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

Total Card / Total Parcel

1,023,400 / 1,023,400

USE VALUE: 1,023,400 / 1,023,400

ASSESSED: 1,023,400 / 1,023,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
65-67		ADAMS ST, ARLINGTON

OWNERSHIP

Unit #: 67

Owner 1: HARISIADES JAMIE

Owner 2: RUSSO LEON

Owner 3:

Street 1: 67 ADAMS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: 210-212 BROADWAY ARLINGTON LLC -

Owner 2: -

Street 1: 13 TECH CIR

Twn/City: NATICK

St/Prov: MA Cntry:

Postal: 01760

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1930, having primarily Vinyl Exterior and 2381 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8446																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	1,020,100	3,300		1,023,400		421594
							GIS Ref
							GIS Ref
							Insp Date
							04/29/20

PREVIOUS ASSESSMENT									Parcel ID	031.A-0006-0067.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
										12/11/20	06:14:00
										08/11/20	14:16:43
											apro
											16657
											ASR Map
											Fact Dist
											Reval Dist
											Year
											LandReason
											BldReason
											CivilDistrict
											Ratio

SALES INFORMATION									TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes					
210-212 BROADWA	74827-312	2	6/5/2020		1,081,000	No	No							
STYFFE DENISE	72238-57	1	2/15/2019		975,000	No	No							

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/16/2020		SQ Mailed							7/16/2020	SQ Mailed	MM	Mary M					
4/29/2020		Measured							4/29/2020	Measured	DGM	D Mann					

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Very Good			Master Deed 74510:33.											
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Very Good														
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:														
Frame: 1	- Wood			A HBth: 1	Rating: Very Good														
Prime Wall: 4	- Vinyl			OthrFix: 1	Rating:														
Sec Wall: 1	%																		
Roof Struct: 2	- Hip																		
Roof Cover: 1	- Asphalt Shgl																		
Color: WHITE																			
View / Desir:																			
<b>GENERAL INFORMATION</b>																			
Grade: B - Good																			
Year Blt: 1930	Eff Yr Blt: 2019																		
Alt LUC:	Alt %:																		
Jurisdct: G21	Fact: .																		
Const Mod:																			
Lump Sum Adj:																			
<b>INTERIOR INFORMATION</b>																			
Avg Ht/FL: STD																			
Prim Int Wall: 2 - Plaster																			
Sec Int Wall: 1 %																			
Partition: T - Typical																			
Prim Floors: 3 - Hardwood																			
Sec Floors: 1 %																			
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 15 - H.V.A.C																			
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:			
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b> 031.A-0006-0067.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300		3,300		
More: N				Total Yard Items:				3,300	Total Special Features:								Total:	3,300	
<b>BATH FEATURES</b>								<b>RESIDENTIAL GRID</b>											
Full Bath: 2 Rating: Very Good								1st Res Grid Desc: Line 1 # Units: 1											
A Bath: Rating:								Level FY LR DR D K FR RR BR FB HB L O											
3/4 Bath: 2 Rating: Very Good								Other											
A 3QBth: Rating:								Upper											
1/2 Bath: 1 Rating: Very Good								Lvl 2											
A HBth: Rating:								Lvl 1											
OthrFix: Rating:								Lower											
<b>OTHER FEATURES</b>																			
Kits: 1 Rating: Very Good																			
A Kits: Rating:																			
Fpl: Rating:																			
WSFlue: Rating:																			
<b>CONDOS INFORMATION</b>																			
Location:																			
Total Units:																			
Floor:																			
% Own: 45.000000000																			
Name:																			
<b>DEPRECIATION</b>																			
Phys Cond: VG - Very Good 0.5 %																			
Functional: %																			
Economic: %																			
Special: %																			
Override: %																			
Total: 0.5 %																			
<b>CALC SUMMARY</b>								<b>COMPARABLE SALES</b>											
Basic \$ / SQ: 245.00								Rate Parcel ID Typ Date Sale Price											
Size Adj.: 0.75199497																			
Const Adj.: 0.99980003																			
Adj \$ / SQ: 184.202																			
Other Features: 75333																			
Grade Factor: 1.33																			
NBHD Inf: 1.50000000																			
NBHD Mod:																			
LUC Factor: 1.00																			
Adj Total: 1025267																			
Depreciation: 5126																			
Depreciated Total: 1020140																			
WtAv\$/SQ: AvRate: Ind.Val																			
Juris. Factor: 1.00 Before Depr: 367.48																			
Special Features: 0 Val/Su Net: 428.43																			
Final Total: 1020100 Val/Su SzAd 428.43																			
<b>REMODELING</b>								<b>RES BREAKDOWN</b>											
Exterior: No Unit RMS BRS FL																			
Interior: 1 7 2																			
Additions:																			
Kitchen:																			
Baths:																			
Plumbing:																			
Electric:																			
Heating:																			
General: Totals 1 7 2																			
<b>SUB AREA</b>								<b>SUB AREA DETAIL</b>											
Code Description Area - SQ Rate - AV Undepr Value								Sub % Area Usbl Descrip % Type Qu # Ten											
GLA Gross Liv Ar 2,381 184.200 438,585																			
Net Sketched Area: 2,381 Total: 438,585																			
Size Ad 2381 Gross Are 2381 FinArea 2381																			
<b>IMAGE</b>								<b>AssessPro Patriot Properties, Inc</b>											
																			